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CITY OF RIVERSIDE PLANNING DEPARTMENT

Generalized Requirements for Commercial and Industrial Zones

For questions contact the Planner on Duty
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 Visit our website, www.riversideca.gov

ZONE		PRIMARY USES PERMITTED ¹	SITE DEVELOPMENT STANDARDS ¹							
			MINIMUM LOT			MIN. BUILDING SETBACKS			MAX HEIGHT ²	MAX LOT COVERAGE
			AREA SQ. FT.	WIDTH	DEPTH	FRONT	SIDES	REAR		
RO ³	Restricted Office	Offices and Professional Uses	8,000	65'	100'	15' ⁶	5' ^{5, 6}	10' ^{5, 6}	40'	60%
P ³	Parking	Office Street Parking Areas, Parking Garages	-----	60'	100'	10' ⁴	0' ⁵	0' ⁵	35'	---
CO ³	Commercial Office	Offices, Convenience Shops, Restaurants	See Chapter 19.26 of Zoning Regulations							
C-1 ³	Neighborhood Shopping Center	Limited Retail Business, Service & Office Facilities	See Chapter 19.28 of Zoning Regulations							
C-1-A ³	Community Shopping Center	Convenience & Shopping Services for a Regional Trade Area	See Chapter 19.30 of Zoning Regulations							
C L ³	Commercial Limited	Offices, Non-Highway Oriented Retail Commercial Uses	-----	60'	100'	----	----	----	45'	---
C-2 ³	Restricted Commercial	Offices, Indoor Retail Business, Service Stations w/CUP	-----	60'	100'	----	----	----	75'	---
C-3 ³	General Commercial	Offices, Wholesale & Retail Businesses	-----	60'	100'	----	----	----	75'	---
MP ³	Manufacturing Park	Manufacturing, Assembly, Fabrication, Warehousing. ⁷	40,000	140'	100'	50'	20' ⁵	20' ⁵	45'	---
M-1 ³	Light Manufacturing	Light Manufacturing, Wholesaling, Warehousing	-----	60'	100'	20' from all streets ^{4,5}			45'	---
M-2 ³	General Manufacturing	All MP & M-1 Uses & Any Other Use Not Prohibited by Law or Ordinance	-----	60'	100'	---- ⁵	---- ⁵	---- ⁵	55'	---
WC	Water Course	Agriculture, Animal Pasturing, No Buildings or Structures	See Chapter 19.51 of Zoning Regulations							
RWY	Railway	Railway & Related Transportation Uses	-----	60'	100'	----	----	----	35'	---
AI-1 ³	Air Industrial	Large Corporate Uses--Large Scale, High Visibility Sites	5 Acres	300'	---	50' ⁵	20' ⁵	20' ⁵	45'	---
AI-2 ³	Air Industrial	Airport, Industrial, Office, and Limited Commercial--Moderate Scale Uses Located at or Adjacent to Riverside Municipal Airport	40,000 Major Arterial/ 20,000 All Other Streets	140'/ 100'	---	50'/ 20'	20' ⁵ / None	20' ⁵ / None	45'	---

ZONE		PRIMARY USES PERMITTED ¹	SITE DEVELOPMENT STANDARDS ¹							
			MINIMUM LOT			MIN. BUILDING SETBACKS			MAX HEIGHT ²	MAX LOT COVERAGE
			AREA SQ. FT.	WIDTH	DEPTH	FRONT	SIDES	REAR		
AI-3 ³	Air Industrial	Office, Industrial--Moderate Size Uses w/Varying Locations & Site Size Needs	40,000Major Arterial/ 20,000 All Other Streets	140'/ 100'	---	50'/ 20'	20' ⁵ / None	20' ⁵ / None	45'	---
AI-4 ³	Air Industrial	Office, Industrial--Small Size Uses w/Limited Visibility & Site Needs	40,000 Major Arterial/ 14,000 All Other Streets	140'/ 100'	---	50'/ 15'	20'/ None	20'/ None	45'	---
AIR ³	Airport	Airports, Related Activities, all MP Uses	8,000	80'	100'	15'	0' ⁵	15' ⁵	45'	---
O ³	Official	Official & Public Uses & Related Activities	See Chapter 19.60 of Zoning Regulations							
BP	Business Park Combining Zone	Permits Some Commercial and Light Industry in Conjunction with Underlying Zone	See Chapter 19.44 of Zoning Regulations							
D	Design Review Combining Zone	Requires Design Review of all Buildings, Plot Plans, Signs, Landscape and Irrigation Plans	See Chapter 19.62 of Zoning Regulations							
FP	Flood Plain Combining Zone	All Construction Elevated 18" Above the Level of the 100 Year Flood	See Chapter 19.52 of Zoning Regulations							
S	Height of Buildings (Stories) Combining Zone	Same as Underlying Zone. All Construction Limited to Specific Height and Supersedes Height Requirements of Underlying Zone.	See Chapter 19.63 of Zoning Regulations							
SP	Specific Plan Combining Zone	Can be More Restrictive than Underlying Zone. Establishes Land Use and Development Standards within the Specific Plan	See Chapter 19.55 of Zoning Regulations and the Specific Plan for Special Standards							
X	Building Setback Combining Zone	Same as Underlying Zone. Establishes Building Setback Distances from Specified Property Lines	See Chapter 19.53 of Zoning Regulations							

¹ For exceptions, accuracy & completeness, see Title 19-Zoning Regulations. Special uses are allowed subject to approval of a conditional use permit.

² See Title 19 for story limitations in conjunction with maximum height limitations.

³ Design Review approval required prior to issuance of building permits.

⁴ Unless the average setback on either side of the site is less.

⁵ In the RO Zone, a 10 ft. street side setback is required. In the AIR Zone, a 15 ft. street side setback is required. In the AI & AIR Zones, interior side & rear yard setbacks may be used for off-street parking, loading & outdoor storage. When the P Zone abuts an R Zone, a 10 ft. interior side yard setback and a 20 ft. rear yard setback is required. When the AI, AIR, MP, M-1, or M-2 Zones abut an R Zone, 50 ft. side & rear yard setbacks are required. In the MP Zone a 50 ft. street side setback is required. When the M-2 Zone is across the street from any R Zone a 20' front yard setback is required.

⁶ Front, side & rear yards shall be increased by 2½ ft. per story in excess of 2 stories.

⁷ The MP Zone is subject to compliance with standards of performance (see Chapter 19.46).